312216.02

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (WWD)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED BOOK 9559PG723

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sawyer Brown Office Condos. LLC P.O. Box 150769 Nashville, TN 37215	SAME	142-00-2-A 100 142-00-2-A 200 142-00-2-A 300

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GEORGE GIANIKAS, TRUSTEE, with full power to transfer, convey, mortgage, or encumber without joinder of beneficiary, ("Grantor") has bargained and sold, and by these presents transfers and conveys unto SAWYER BROWN OFFICE CONDOS, LLC ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto.

This is improved property on Sawyer Brown Road, Nashville, Tennessee.

Said property is conveyed subject to the following matters:

1. 1994 real estate taxes, a lien, but not yet due and payable.

2. Title to that portion of the premises embraced within the bounds of any roads or highways, particularly that land conveyed to Davidson County, of record in Book 2105, page 441, said Register's Office, being an easement for the widening of Sawyer Brown Road, having an average width of 14 feet.

3. Exception is taken to any and all obligations required or imposed by the Metropolitan Government, Sawyer Brown Joint Venture and/or Declarations, restrictions and Covenants of the Sawyer Brown Planned Unit Development

4. Easement for water line of record in Book 7803, Page 666, said Register's Office.

5. Deed of Trust of record in Book 7688, page 458, said Register's Office.

6. Notice of lien of record in Book 8078, page 21, said Register's Office.

7. All matters contained in the Master Deed of The Arlington at Williamsburg Office Park Condominiums of record in Book 8023, Page 735; amended in Book 8166, Page 636, said Register's Office.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his heirs and representatives to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

This warranty deed is executed, delivered, and accepted as a deed in lieu of foreclosure of, and not as additional security for, that certain Deed of Trust of record in Book 7688, page 458, Register's Office for Davidson County, Tennessee, as the same might be amended prior to the recording of this warranty deed. Grantee is now the lawful holder of the indebtedness secured by said Deed of Trust. It is the intention of Grantor to transfer absolute title to the above described premises to Grantee free of any equity of redemption by Grantor. It is the further intention of Grantor and Grantee that the lien created by the above described deed of trust will not merge into the fee title acquired by Grantee pursuant to this warranty deed. No such merger will occur until such time as Grantee executes a written instrument specifically effecting such merger and duly records same.

WITNESS my hand this 29th day of December, 1994.

George Gianikas
GEORGE GIANIKAS, TRUSTEE

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, George Gianikas, Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29 day of December, 1994.

Franklin Stark
Notary Public

My Commission Expires:
3-21-98

BOOK 9559 PG 725

STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $750,000.00.

Affiant

Sworn to and subscribed before me this 29 day of December, 1994.

Notary Public

My Commission Expires:

3-21-98

7373 12/30 0101 03CHECK 2792.00

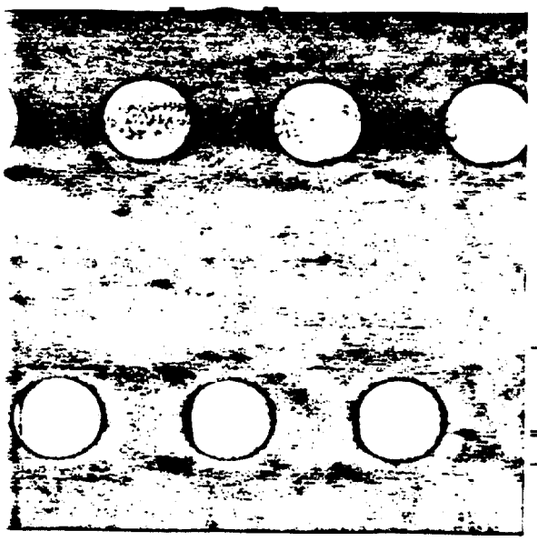
EXHIBIT A BOOK 9559 PG 726

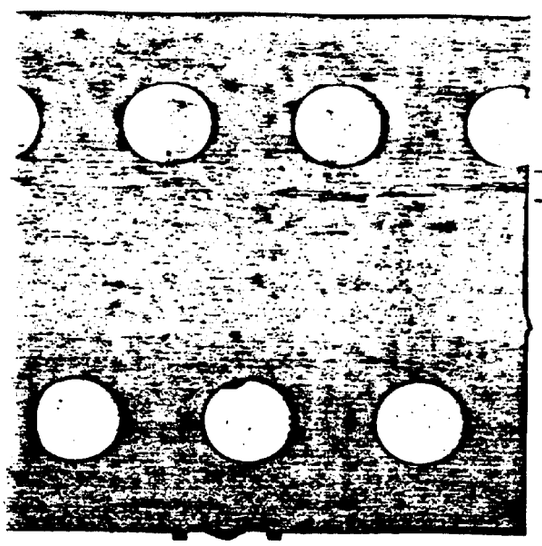
A tract of land in the 9th, formerly the 14th, Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made June 13, 1946, by Z. J. Wilkinson, Surveyor, as follows:

BEGINNING at a point in the center line of Sawyer Brown Road, 972 feet North of the center line of U.S. Highway No. 70, being the Northwest corner of a tract of 10.7 acres; thence, along the North line of said tract of 10.7 acres, South 88 degrees 30' East, 459.6 feet to a point near a drain; thence, North 2 degrees 30' East, 164.5 feet; thence, North 26 degrees 30' East, 132.5 feet to a point which will be the Southeast corner of a tract of 5 acres being simultaneously herewith conveyed to E. L. McNeil; thence, along what will be McNeil's South line, North 88 degrees 30' West, 521.8 feet to the center line of Sawyer Brown Road; thence, with the center line of the same, South 1 degree 15' West, 276.5 feet to the point of beginning, containing 3 acres, more or less.

Being the same property conveyed to Grantor by deed of record in Book 8125, page 279, Register's Office for Davidson County, Tennessee.

21590
IDENTIFICATION REFERENCE
DEC 30 8 11 AM
DAVIDSON COUNTY REGISTER





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9559 PG 727

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	750000.00
CON TX	2775.00
PRFEE	1.00
WDEED	16.00
TOTAL	2792.00
CHECK	2792.00

12/30/94 01 11:11 0001 7873

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21590
IDENTIF. & REFERENCE

94 DEC 30 AM 11:12
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 867761